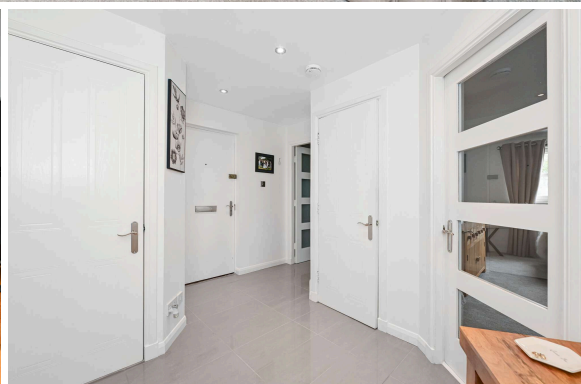




7E Station Road
ROSLIN | EH25 9LP


warners
solicitors & estate agents



7E Station Road

ROSLIN | EH25 9LP

Bright and beautifully presented two-bedroom, top floor flat forming part of an established development in the picturesque village of Roslin conveniently located close to amenities, transport links, and Midlothian's idyllic countryside. This generously proportioned home is ideal for commuting professionals, couples, downsizers, and young families alike.

The welcoming hallway gives access to all rooms and boasts fantastic storage options and underfloor heating. The living dining/room offers ample space for dining and relaxing and the modern galley kitchen is fitted with floor and wall units, underfloor heating and integrated appliances. Both bedrooms are doubles with fitted wardrobes, with the primary bedroom currently houses a super king size bed, and a contemporary bathroom with electric waterfall shower over bath and feature bowl sink completes the accommodation. Further benefits on offer are double glazing, pull down ladder from loft hatch to the floored attic, great for storage, and externally, private residents' parking and unrestricted on street parking on surrounding streets.

- Bright and beautifully presented top floor flat
- Welcoming hallway with storage
- Living/dining room
- Modern galley kitchen with a range of integrated appliances
- Two double bedrooms both with fitted wardrobes
- Contemporary bathroom with electric waterfall shower over bath and feature bowl sink completes the accommodation
- Double glazing
- Private residents' parking

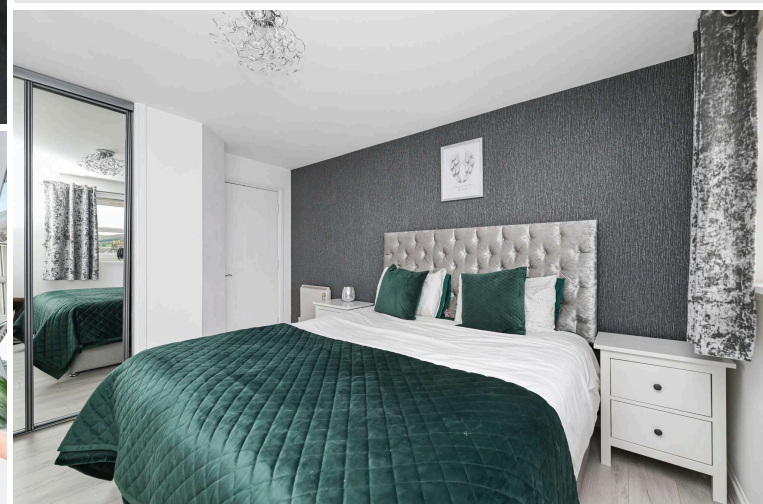
Energy Rating D, Council Tax Band D.

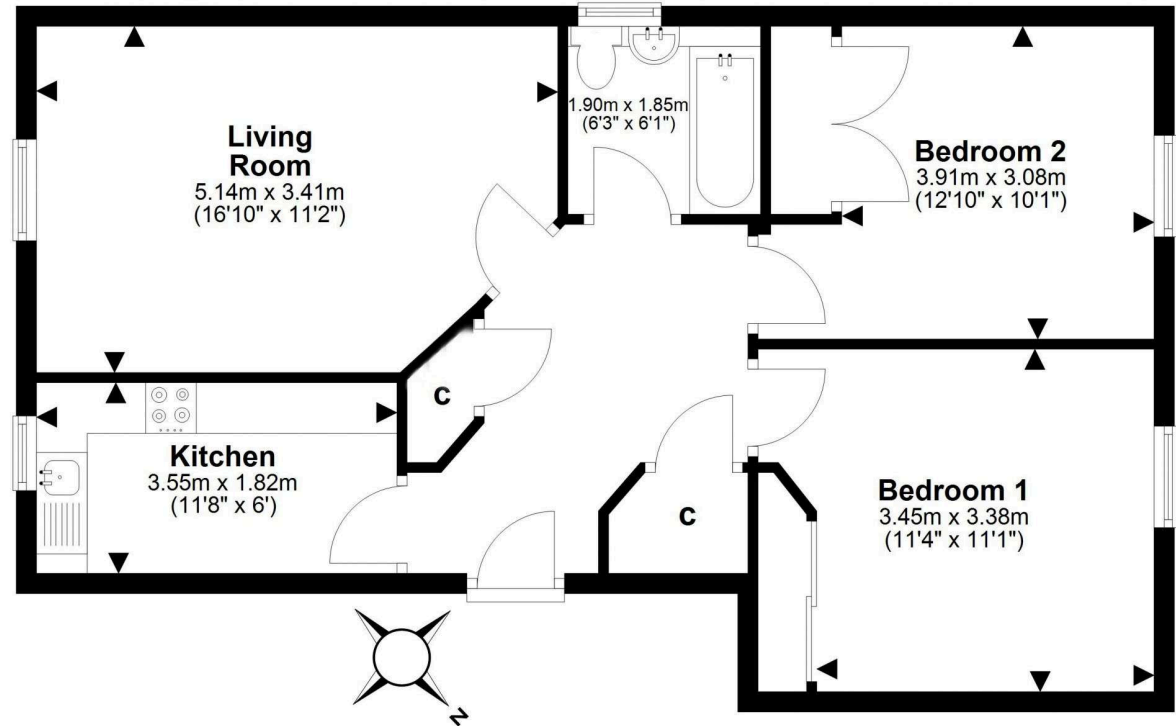
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings, kitchen appliances, blinds in second bedroom, bathroom and living room, as well as spot lights in the primary bedroom, hallway and living room will be included in the sale. Please note all light fittings, excluding the bathroom, will be removed and replaced.

The charming Midlothian village of Roslin lies in the shadow of the Pentland Hills and is famous for its 15th century Rosslyn Chapel. Roslin is well within commuting distance of Edinburgh's city centre, yet its peaceful location offers a complete contrast to city dwelling. There are a few shops on hand to cater for every day needs, with a superb range of shopping outlets available at the impressive Straiton Retail Park which includes a Marks and Spencer and Sainsbury. The open countryside promises hours of pleasure from activities such as pony trekking and hill walking, and the Hillend Ski Slope is also closeby. Schooling is well represented from nursery to senior level. For the commuter there is easy access to the city bypass and a frequent public transport system operates through the village, to and from Edinburgh and further afield.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.